

PETITION FOR ZONING VARIANCE

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a

103.3 (1A00.3B.3) to permit a side yard set back of 36' instead of

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I HEREBY CERTIFY that on this 1st day of October, 1984, a copy of the foregoing Entry of Appearance was mailed to Mr. John A. Corasaniti, 2411 Crestnoll Rd., Reisterstown, MD 21136, Petitioner. Peter Max Zimmerman BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
10WSON MARYLAND 21204 NORMAN E. GERBER Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204 10-4-84 Re: Zoning Advisory Meeting of 8-28-84 Item \$42
Property Owner: John A. Corasaniti
Location: \$13 Crestnoll Rd. E of Knollerest Rd. Dear Mr. Jablon: The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The Items checked below are applicable. (X)There are no site planning factors requiring comment.
 ()A County Review Group Meeting is required.
 ()A County Review Group meeting was held and the minutes will be forward by the Bureau of Public Services.
 ()This site is part of a larger tract; therfore it is defined as a subdivision. The plan must show the entire tract.

)A record plat will be required and must be recorded prior to issuance of a building permit.)The access is not satisfactory. The circulation on this site is not satisfactory. The parking arrangement is not satisfactory.

Parking calculations must be shown on the plan. This property contains soils which are defined as wetlands, and development on these soils is prohibited.
)Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.

Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
)The amended Development Plan was approved by the Planning Board)Landscaping should be provided on this site and shown on the plan. The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service)The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.)Additional comments:

RE: PETITION FOR VARIANCE

Knollcrest Rd. (2309 Crestnoll Rd.), 8th Dist.

JOHN A. corasaniti,

Petitioner

final Order.

S/S of Crestnoll Rd., 190' E of the Centerline of

BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

: Case No. 85-105-A

Phyllis Cole Friedman

Peter Max Zimmerman

Rm. 223, Court House

Towson, MD 21204

494-2188

Deputy People's Counsel

::::::

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-

captioned matter. Notices should be sent of any hearing dates or other

proceedings in this matter and of the passage of any preliminary or

Phyllie Cole Friedman People's Counsel for Baltimore County Kette May Emme BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE PETITION AND SITE PLAN

EVALUATION COMMENTS

Item No41 A2, 43, 45, and 46 ZAC- Meeting of August 28, 1984

The Department of Traffic Engineering has no comments for

August 27, 1984

MICROFILMED

STEPHEN E. COLLINS DIRECTOR

Mr. Arnold Jablon

Zoning Commissioner

County Office Building Towson, Maryland 21204

Property Owner:

Existing Zoning:

Proposed Zoning:

Location:

Acres:

Dear Mr. Jablon:

MSF/ccm

District:

item number 41, 42, 43, 45, and 46.

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204 Mr. John A. Corasaniti 2411 Crestnoll Road Reisterstown, Maryland 21136 Nicholas B. Commodari Chairman RE: Case No. 85-105-A (Item No. 42) Petitioner - John A. Corasaniti Variance Petition Bureau of Dear Mr. Corasaniti: Department of Traffic Engineering

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 15, 1984

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure regard to the development plans or problems with this case. The Director of Planning may file a written as to the suitability of the requested zoning. Realth Department Project Planning Suilding Department Board of Education Zoning Administration

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the Otherwise, any comment that is not informative will be filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours, Jechdas B Commodarifns NICHOLAS B. COMMODARI Chairman

Zoning Plans Advisory Committee

NBC:bsc

Enclosures

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500 494-4500

Bureau of Fire Prevention

Industrial

PAUL H. REINCKE September 10, 1984 Mr. Arnold Jablon Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, MD 21204

Attention: Nick Commodari, Chairman

Zoning Plans Advisory Committee RE: Property Owner: John A. Corasaniti

Location: S/S Crestnoll Road 190' E. from c/l Knollcrest Road

zoning Agenda: Meeting of 8/28/84 Item No.: 42

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site. () 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(Y) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

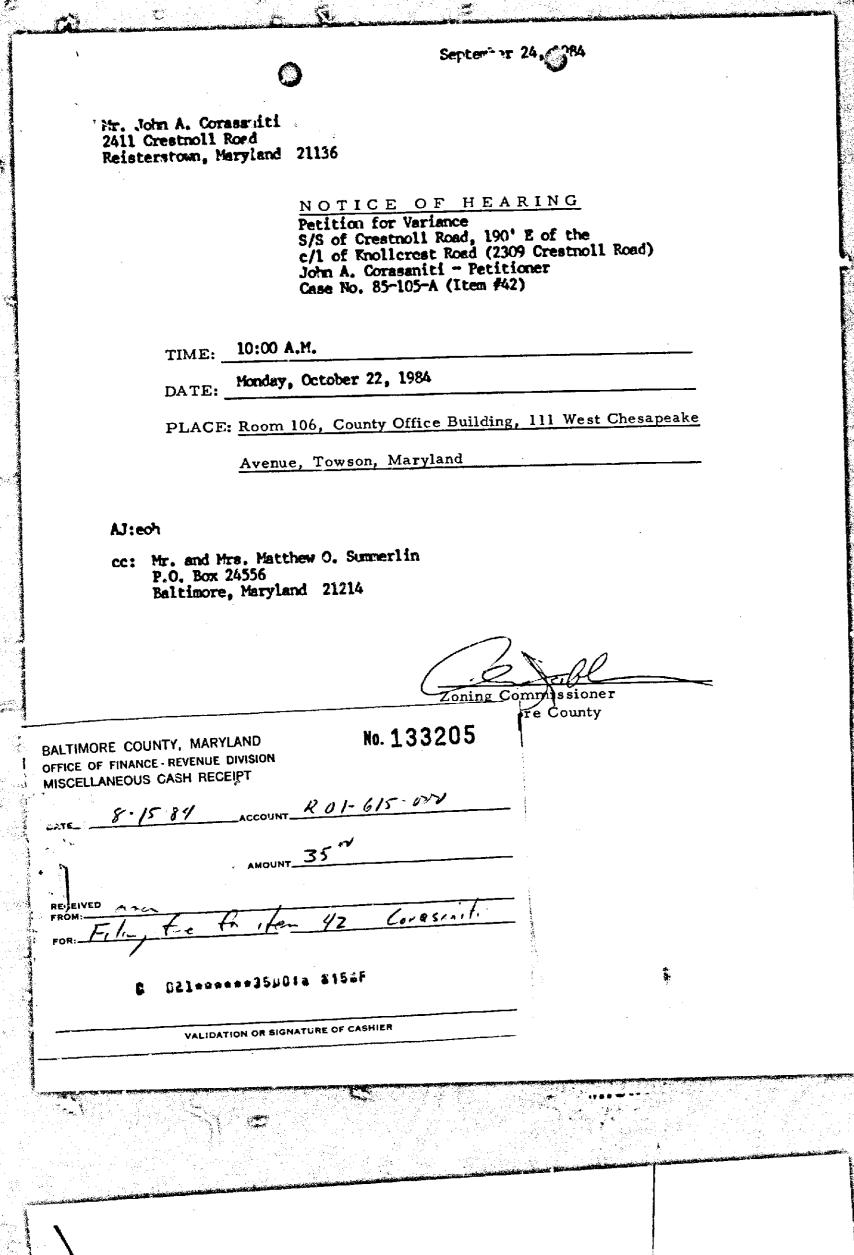
() 7. The Fire Prevention Bureau has no comments, at this time.

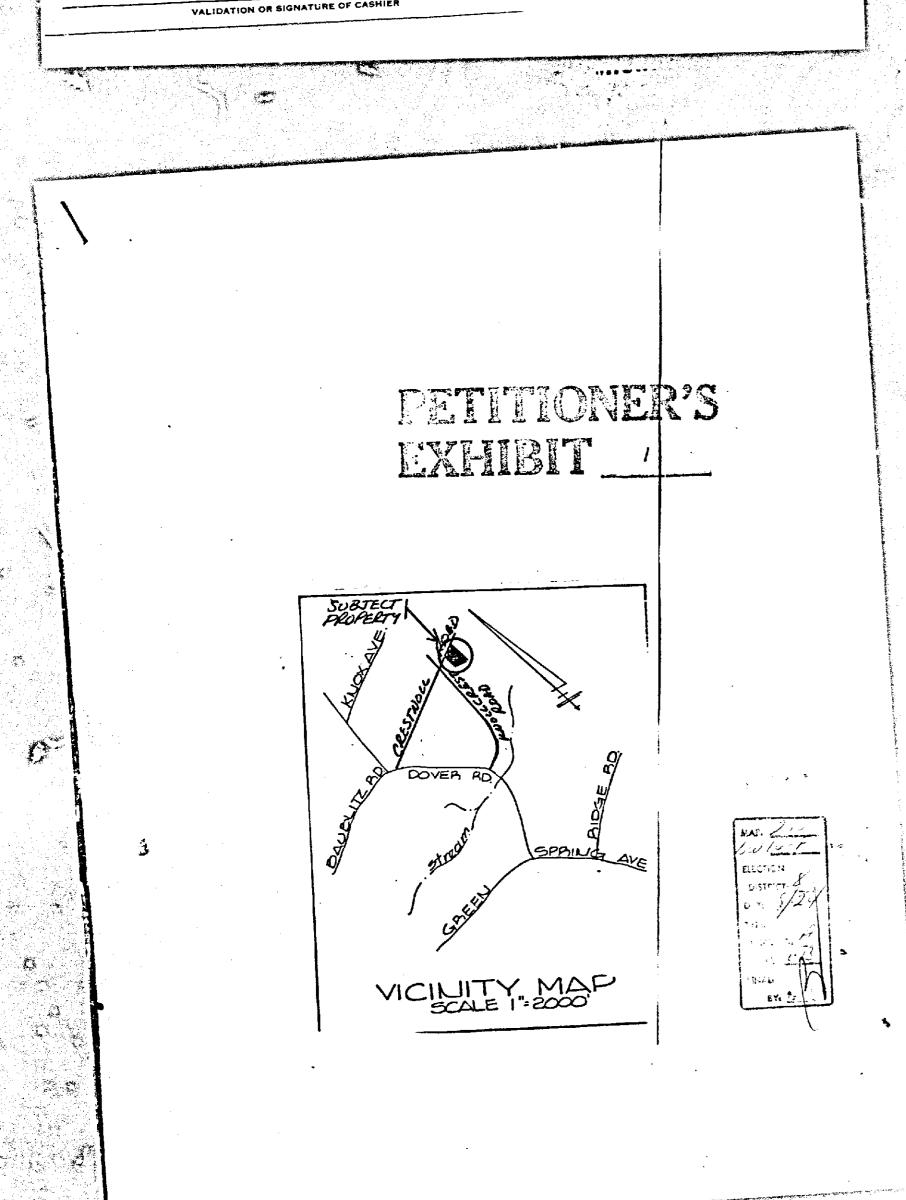
REVIEWER: Cut. Quelle 9-10-54 Noted and Along Milliams Planting Group Noted and Approved: Fire Prevention Bureau Special Inspection Division

Traffic Engineering Assoc. II

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610 BEFORE THE TED ZALESKI, JR. August 31, 1984 IN RE: PETITION ZONING VARIANCE. S/S of Crestnoll Road, 190' Mr. Arnold Jahlon, Zoning Commissioner ZONING COMMISSIONER E of the centerline of Knoll- * whether strict compliance with requirement would unreafor whatever reason, this Order is reversed, the Peti-Office of Planning and Zoning crest Road (2309 Crestnoll sonably prevent the use of the property for a permitted tioner would be required to return, and be responsible County Office Building OF BALTIMORE COUNTY Road) - 8th Election District purpose or render conformance unnecessarily burdensome; for returning, said property to its original condition. Case No. 85-105-A John A. Corasaniti, 2. whether the grant would do substantial injustice to ap-Comments on Item # 42 Zoning Advisory Committee Meeting are as follows: plicant as well as other property owners in the dis-Petitioner trict or whether a lesser relaxation than that applied for would give substantial relief; and oning Commissioner o Baltimore County Existing Zoning: Proposed Zoning: Variance to permit a side yard setback of 36' in lieu of 3. whether relief can be granted in such fashion that the the required 50'. FINDINGS OF FACT AND CONCLUSIONS OF LAW spirit of the ordinance will be observed and public safety and welfare secured. Acres: 225/296.98 x 150/166.38 The Petitioner herein requests a variance to permit a side yard setback of cc: Mr. & Mrs. Matthew O. Summerlin Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974). 36 feet instead of the required ' 'feet in order to construct a garage, as shown People's Counsel It is clear from the testimony that if the variance were granted, such use All structures shall conform to the Baltimore County Building Code 1981/Council Bill h-82 Electron and other a plion Petitioner's Exhibit 2. Bill 4-82 Exercise and other a plias proposed would not be contrary to the spirit of the BCZR and would not result The Petitioner, by his Contract Purchasers, Matthew O. and Valerie M. B. a building/ & other permit shall be required before beginning construction. in substantial detriment to the public good. Summerlin, appeared and testified. There were no Protestants. C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required. Non-reproduced seals After due consideration of the testimony and evidence presented, it is clear and signatures are required on Plans and Technical Data. Testimony indicated that the subject property, zoned R.C.5, is improved that a practical difficulty or unreasonable hardship would result if the instant D. Commercial: Three sets of construction drawings with a Maryland Registered with a single-family residence recently constructed for the Contract Purchasers. Architect or Engineer shall be required to file a permit application. variance were not granted. It has been established that the requirement the Pe-E. An exterior wall erected within 6'0 for Commercial uses or 3'0 for One & Two They now want to add a two-car garage to the east side of the home but need this Family use group.of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0 of lot lines. A firewall is titioner seeks relief from here would unduly restrict the use of the land due to variance to do so. The 24' x 27' garage can only be constructed as proposed que required if construction is on the lot line, see Table 401, line 2, Section 1407 and Table 1402, also Section 503.2. the special conditions unique to this particular parcel. In addition, the varito the sloping topography of the property and the location of the septic system F. Requested variance appears to conflict with the Baltimore County Building Code, ance requested will not be detrimental to the public health, safety, and general to the west side of the property and the well in the rear. The location of the G. A change of occupancy shall be applied for, along with an alteration permit garage as proposed is the best available. It is important to note that the application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require Pursuant to the advertisement, posting of the property, and public hearing a professional seal. properties on either side of the subject site and properties across the street on this Petition held, and for the reasons given above, the variance requested H. Before this office can comment on the above structure, please have the owner, have so received setback variances. See Case Nos. 85-5-A and 84-125-A. thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required cone Petitioner seeks relief from Section 103.3 (1A00.3.B.3), pursuant to struction classification of Table 401. herefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, Sect th 307, Baltimore County Zoning Regulations (BCZR). this day of October, 1984, that the Petition for Zoning Variance to area variance may be granted where strict application of the zoning permina a side yard setback of 36 feet instead of the required 50 feet be and is regulation would cause practical difficulty to the petitioner and his property. GRANTED, from and after the date of this Order, subject to the following: NOTE: These c rents reflect only on the information provided by the drawings sub-McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area mitted to 'he office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information The Petitioner may apply for his building permit and be may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., variance, the petitioner must meet the following: granted same upon receipt of this Order; however, Peti-DATE tioner is hereby made aware that proceeding at this Marles & Sunham time is at his own risk until such time as the applicable appellate process from this Order has expired. If. Charles E. Burnham, Chief - 2 -**-** 3 -BALTIMORE COUNTY, MARYLAND ZONING DESCRIPTION INTER-OFFICE CORRESPONDENCE BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353 PETITION FOR VARIANCE Beginning on the southside of Crestnoll Road 150 feet wide, Arnold Jablon at the distance of 190 feet east of the center of Knollcrest 8th Election District Date October 16, 1984 TO...Zoning Commissioner Road being Lot 11, Block C, in the subdivision of Knollcrest Norman E. Gerber, Director South side of Crestnoll Road, 190 feet East of the centerline of Knollcrest Road LOCATION: ARNOLD JABLON ZONING COMMISSIONER Manor section 3. FROM Office of Planning and Zoning JR 40 FOLIO 87 Zoning Petition Nos. 85-105-A, 85-106-SpH, 85-107-A, 85-108-X, 85-109-A, SUBJECT_85-114-A, 85-115-A, 85-118-A, 85-119-A, 85-120-A, and 85-121-A (2309 Crestnoll Road) Also known as 2309 Crestnoll Road in the 8th election district. October 16, 1984 DATE AND TIME: Monday, October 22, 1984 at 10:00 a.m. Room 106, County Office Building, 111 West Chesapeake PUBLIC HEARING: Avenue, Towson, Maryland Mr. John A. Corasaniti There are no comprehensive planning factors requiring comment on 2411 Crestnoll Road The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Reisterstown, Maryland 21136 these petitions. RE: Petition for Variance Petition for Variance to permit a side yard setback of 36 feet instead of the required 50 feet. S/S Crestnoll Rd., 190' E of c/l of Knollcrest Rd. (2309 Crestnoll Rd) John A. Corasaniti - Petitioner Case No. 85-105-A Dear Mr. Corasaniti: NEG/JGH/sf This is to advise you that \$49.33 is due for advertising and posting of the above property. Being the property of John A. Corasaniti the plat filed with the Zoning Office. as shown on This fee must be paid and our zoning sign and post returned on the day of the hearing hefore an Orden is is used. Do not remove sign until day of hearing. In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the BALTIMORE COUNTY, MARYLAND re County, Maryland, and - OFFICE OF FINANCE - REVENUE DIVISION om 113, County Office Building, MISCELLANEOUS CASH RECEIPT hearing set above or made at the hearing. DATE Oct. 22, 1934 ACCOUNT R-01-615-COO BY ORDER OF ARNOLD JABLON ZONING COMMISSIONER OF BALTIMORE COUNTY OLDJABLON FROM: Mr. and Mrs. Matthew O. Summerlin FOR Advertising and Posting of Case No. 85-105-A 6 B2'.....49331a #22aF VALIDATION OR SIGNATURE OF CASHIER

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BALTIMORE COUNTY OFFICE OF PLANNING & ZONING County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 Your petition has been received and accepted for filing this 28th day of August 1984. ARNOLD ABLON Zoning Commissioner Petitioner John A. Corssentt Received by Micholas B. Commodari Petitioner's Chairman, Zoning Plans Attorney Advisory Committee	Westminster, Md.,
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, with hold a public bearing form is a side yard established of the sentence of the state of the requirement of the Loning Act and Requirement and published in Towson, Baltimore County, with hold a public bearing form the later of the Loning Act and Requirement and published in Towson, Baltimore County, with hold a public bearing for good cause and published in the property of John A. Cursaniti as shown on the later of the taxon of taxo	CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towner, Maryland Dete of Posting 10-4-54 Posted for: November A Secretary Control Rad 190' 5 of the Classian of property: 5/5 of Control Rad 190' 5 of the Classian of Signs: Sistery Control Real Approx 240' 5 of the CAL of Knelloset Rad Remarks: Posted by Janta Date of return: 10-5-57 Signstore Funber of Signs: 1

CRESTNOLL BO. OF KNOWERES LOAD 150' SET BACK SEANCE 184c NEW CONSTRUCTION CO7/2 PLAT FOR ZONING VARIANCE OF COUNTER - JOHN CORASANITI CONTRACTED MATTHEW O. + VALERIE M. SUMMERLING DESTRICT 8 EXISTING ZONING RC5 SUBDIUSION - KNOWEREST MANOR SECTION TIT LOT 11 BLK C SECTION III VR 40 FUCIO 87 SCACE 1'=30'

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